

# **Application No. 1**

## **Commission District 2    Community Council 8**

### **APPLICATION SUMMARY**

Applicant/Representative:	Solid Oaks LLC / Stanley B. Price, Esq. & William W. Riley, Esq. of Bilzin Sumberg Baena Price & Axelrod LLC
Location:	West side of NE 6 Avenue between NE 147 Street and NE 149 Street
Total Acreage:	1.41 Gross Acres, $\pm$ 1.41 Net Acres
Current Land Use Plan Map Designation:	Low-Density Residential
Requested Land Use Plan Map Designation:	Medium-Density Residential
Amendment Type:	Small-scale
Existing Zoning/Site Condition:	RU-3 (Four Unit Apartment 7,500 ft. net)/Mobile Home Park

### **RECOMMENDATIONS**

Staff:	<b>ADOPT (AUGUST 25, 2006)</b>
North Central Community Council:	<b>TO BE DETERMINED</b>
Planning Advisory Board (PAB) acting as Local Planning Agency:	<b>TO BE DETERMINED</b>
Board of County Commissioners:	<b>TO BE DETERMINED</b>
Final Recommendation of PAB acting as Local Planning Agency:	<b>TO BE DETERMINED</b>
Final Action of Board of County Commissioners:	<b>TO BE DETERMINED</b>

Staff recommends **ADOPTION** of the proposed small-scale Land Use Plan Map amendment based on the Staff Conclusions located at the end of this report and summarized:

- The subject site consists of trailer homes in relatively poor condition. Although the trailer park provides affordable housing for low and moderate-income residents, the park has several vacant lots and does not appear to be fully utilized;
- The property to the immediate north of the subject site is a three-story condominium conversion; thus, the proposed change of land use designation would be compatible with an adjacent development;
- The subject site is located in an urban neighborhood and is bordered by the City of North Miami. The existing land uses to the north, south and east are comprised of commercial, office and residential uses associated with NE 6<sup>th</sup> Avenue; the site is ideally situated near major infrastructure, and is accessible to employment, commercial and cultural centers; and
- The subject site does not appear to generate concerns with water and sewer, solid waste, parks, traffic or other concurrency issues at this time. The applicant has proffered a covenant with the Miami-Dade School Board that will address potential school overcrowding concerns.

# **STAFF ANALYSIS**

## **Location and Land Use**

The subject site is 1.41-acres and contains the Solid Oaks Mobile Home Park, which is located approximately 165 feet west of NE 6 Avenue between NE 147 Street and NE 149 Street in the Golden Glades neighborhood. The CDMP Land Use Plan (LUP) designation of the site is Low Density Residential (2.5 to 6 dwelling units per gross acre) and is zoned RU-3 (Four Unit Apartment 7,500 ft. net). The mobile home park is situated behind a vacant house and gravel parking lot (not part of the proposed application), which faces NE 6 Avenue and is access via an asphalt road between the vacant house and parking lot. The mobile home park is configured in an elongated oval pattern with approximately 15 mobile homes. Although many of the homes are in deteriorated and/or substandard condition, it appears that the development is 60 to 70-percent occupied.

## **Adjacent Land Use and Zoning**

The subject site is located in an urban neighborhood less than two blocks north of the City of North Miami. To the north of the subject site is a small concrete block building with a convenience store, an insurance office, and a condominium complex. To the southeast is the Olympic Gym and Kompa City Music & Videos occupy a large concrete block structure; behind this structure are a loading/parking lot and a one-story, four-unit apartment building, which appears to be in fair condition. To the southwest and west are single-family detached homes in good condition. On the east side of NE 6 Avenue are two concrete block buildings in a strip mall fashion containing the Arc En Ciel Laundromat, a Money Transfer and Samuels Flowers, and the Gracias Jesus Market; parking is provided along the front of the buildings and between the two structures.

The parcel situated between the application site and NE 6 Ave has a LUP map designation of Business and Office. The remaining areas surrounding the site to the north, south and west have a LUP map designation of Low Density Residential (2.5 to 6 dwelling units per gross acre).

The zoning pattern in this area generally reflects the existing land uses. The lot north of the subject site is zoned RU-4M (Modified Apartment House 35.9 units/ net acre). Lots to the immediate east are zoned BU-1 (Business-Neighborhood) and lots east of NE 6<sup>th</sup> Avenue are zoned BU-1A (Business-Limited). Two lots on the south east of the subject site are designated RU-3, and lots to the southwest and west are designated RU-1 (Single Family). The City of North Miami's boundaries are located south of the subject site, south of NE 147<sup>th</sup> Street and east of NE 5<sup>th</sup> Court. Within the city, the lots between NE 5<sup>th</sup> Court and NE 6<sup>th</sup> Avenue are zoned (Commercial) C-1 and R-5 (Multi-family); the area west NE 6<sup>th</sup> Avenue is zoned Single Family (R-3).

## Land Use and Zoning History

No land use or zoning applications relevant to this evaluation have been filed.

## Supply & Demand

### Residential Land Analysis

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 2.1) in 2006 was estimated to have a capacity for about 5,742 dwelling units, with about 91 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to decline from 797 units per year in the 2006-2010 period to 389 units in the 2015-2020 period. An analysis of the residential capacity by type of dwelling units shows absorption of single-family units occurring in 2008 and for multi-family by 2017. The supply of residential land for both single-family and multi-family units is projected for depletion in 2013.

Residential Land Supply/Demand Analysis  
2006 to 2025: **Application 1**

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2006	527	5,215	5,742
DEMAND 2006-2010	245	552	797
CAPACITY IN 2010	0	3,007	2,554
DEMAND 2010-2015	197	446	643
CAPACITY IN 2015	0	777	0
DEMAND 2015-2020	119	270	389
CAPACITY IN 2020	0	0	0
DEMAND 2020-2025	0	0	0
CAPACITY IN 2025	0	0	0
<b>DEPLETION YEAR</b>	<b>2008</b>	<b>2017</b>	<b>2013</b>

Residential capacity is expressed in terms of housing units.

Housing demand is an annual average figure based on proposed population projections.

Source: Miami-Dade Department of Planning and Zoning, Planning Research Section, 2006.

The table above addresses the residential land supply and demand in the Analysis Area without the effect of the projected CDMF amendment. Application 1 is a small-scale amendment requesting a change from Low Density Residential to Medium Residential for approximately 1.41 acres. Given the existing capacity in the Analysis Area, this application, if approved, will have a nominal impact on the area's depletion of residential land.

## Environmental Conditions

The following information pertains to the environmental conditions of the application site. All YES entries are further described below.

### **Flood Protection**

County Flood Criteria (NGVD)	5. Ft
Stormwater Management	5-year storm
Drainage Basin	C-8
Federal Flood Zone	X
Hurricane Evacuation Zone	NO

### **Biological Conditions**

Wetlands Permits Required	NO
Native Wetland Communities	NO
Specimen Trees	NO
Natural Forest Communities	NO
Endangered Species Habitat	NO

### **Other Considerations**

Within Wellfield Protection Area	NO
Archaeological/Historical Resources	Information Pending

## Water and Sewer

The source of water supply for the subject site is the Miami-Dade Water and Sewer Department's (MDWASD) Hialeah/Preston Water Treatment Plant and the City of North Miami's Westside Water Treatment Plant. The MDWASD Hialeah/Preston Water Treatment Plant has a remaining available rated treatment plant capacity of 21.1 million gallons per day (mgd). The City of North Miami Westside Water Treatment Plant has a remaining available rated treatment plant capacity of 4.31 mgd. Water produced by these plants meets all the applicable drinking water standards. The estimated potential water demand from this application is 7,000 gallons per day, which is a net change of 2,200 gallons per day. Therefore, the water treatment plants have sufficient capacity to serve this application.

The estimated water flow figures generated above are used solely for the purpose of evaluating the impact of the proposed potential development on the level of service (LOS) of that water treatment facility serving the site and are not used for water supply planning purposes. If this application is approved, the change in land use will not result in an increased demand for water supply above that projected by the County's Water and Sewer Department through the year 2025 utilizing population projections approved by the County and the South Florida Water Management District. MDWASD is currently assembling alternative water supply projects that will be used to meet the future water supply demand of Miami-Dade County. It is anticipated that these projects will be identified and adopted into the CDMP 10-Year Water Supply Plan by March 2008.

The application site is currently not connected to public sewer facilities. The closest public sanitary sewer line is an existing 12-inch force main along NE 6 Avenue, approximately 165 feet east of the subject property. This force main is owned and operated by the City of North Miami Water and Sewer Utility. Treatment is provided at the MDWASD's North District Wastewater Treatment Plant, which has a remaining available design capacity of approximately 22.07 mgd. The estimated potential sewage flow demand of this application is 7,000 gallons per day. Therefore, the wastewater treatment plant has sufficient capacity to serve this application. All impacted pump stations are operating within their mandated criteria. At this time the North District Treatment Plant has sufficient capacity to treat current and proposed flows.

### **Solid Waste**

The closest Miami-Dade Water and Sewer Department's (DSWM) facility is the Northeast Transfer Station located at 18701 NE 6 Avenue, approximately 3-miles away. The impact on the disposal and transfer facilities would be incremental, and the users pay for the cumulative cost of providing disposal capacity for DSWM Collections, private haulers and municipalities.

### **Parks**

The subject site is located within Park Benefit District (PBD) 1, which has a surplus capacity of 371.84 acres. The nearest park is Oak Grove Park, a 21-acre Community Park located at 690 NE 159 Street, less than 1 mile north of the subject site. Development of the site would increase the potential population in PBD 1 by 18, and decrease the available reserve capacity by .049 acres to 371.79 acres.

### **Public Schools**

Students generated by this application will attend those schools identified in the following table. This table also identifies the school's enrollment as of October 2005, the school's Florida Inventory of School Houses (FISH) Design Capacity, which includes permanent and relocatable student stations, and the school's FISH utilization percentage. Pursuant to the state-mandated Interlocal Agreement for Public School Facility Planning, between Miami-Dade County and the Miami-Dade County School Board, the school board and development community are required to collaborate where proposed development would result in an increase in the schools' FISH % utilization in excess of 115%

School	2005 Enrollment*		FISH Capacity**	% FISH Utilization	
	Current	With Application		Current	With Application
North Miami Elementary	969	970*	1,178	82%	82%
North Miami Middle	1,352	N/A	842	161%	161%
North Miami Senior High	3,118	3,119*	2,509	126%	126%

This application, if approved, will increase the potential student population by 2 students, with one student attending North Miami Elementary and the other student attending North Miami Senior High. Thus, approval of this application will not increase the FISH utilization of either school. However, North Miami Senior High School's current FISH utilization is 126%, above the 115% utilization threshold set by the Interlocal Agreement. Although not impacted by this application, North Miami Middle is also above the 115% utilization threshold.

The following table outlines those relief schools that are currently being planned, designed, or constructed.

<b><u>School</u></b>	<b>Student Stations</b>	<b>Status</b>	<b>Scheduled Opening</b>
K-8 Conversion at Linda Lentin Elementary (North Miami Middle Relief)	515	Construction	2006
State School QQ-1 (K-8) (W.J. Bryan and Natural Bridge Elementary Relief, North Miami Middle Relief (North Miami, Biscayne Gardens and Oak Grove Elementary Relief)	1,593	Construction	2006
State School E (A New Elementary)	1,000	Design	2009
North Miami Middle Replacement	1,000	Design	2009
State School BBB-1 (North Miami Senior Replacement);	3,661	Design	2009

No additional relief schools are currently proposed in the 5-Year Capital Plan, 2005-2009 dated April 2005, for this application site.

## **Roadways**

### Existing Conditions

Primary access to the subject site is from NE 6 Avenue, which provides access to NW/NE 167 Street (SR 826) to the north and NW/NE 135 Street (SR 916) to the south. Access to I-95 is provided by interchanges at NW 167 and NW 135 Streets. Also, these two roadways provide access to Biscayne Boulevard (US 1) on the east.

Current traffic conditions on NE 6 Avenue between NE 167 and 135 Streets, NE 167 Street from NE 6 and NE 10 Avenues, and NW/NE 135 Street between NW 6 Avenue and NE 10 Avenue are acceptable. The roadways are currently operating at Levels of Service (LOS) of C or D, above the adopted E or E+20% LOS standards. Conditions on NE 167 Street between NE 2 Avenue and NE 6 Avenue are currently operating at a LOS of E+50% and E+15. The "Traffic Impact Analysis" Table below shows that the roadway segment of NW/NE 135 Street from NW 2 Avenue to NE 6 Avenue is operating at LOS F (1.31), violating of the adopted LOS E standard applicable to this roadway segment (see Traffic Impact Analysis below).

The LOS is represented by one of the letters "A" through "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable.

### Traffic Concurrency Evaluation

A traffic concurrency evaluation of NE 6 Avenue, NW/NE 135 Street, NE 167 Street, as of July 2006, which considers reserved trips from approved developments not yet constructed and any programmed roadway capacity improvements, was performed. The evaluation predicts that none of the roadways deteriorate below their acceptable LOS standard with the exception of the roadway segment of NW/NE 135 Street between NW 2 Avenue and NE 6 Avenue, which will further deteriorate to LOS F (1.38), exceeding its adopted LOS E standard. No roadway capacity improvement for this roadway segment is programmed in the County's 2007 Transportation Improvement Program (TIP) in fiscal years 2006-2011.



CDMP Amendment Application No. 1  
Traffic Impact Analysis on Roadways Serving the Amendment Site  
Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service (LOS)

Sta. Num.	Roadway	Location/Link	Num. Lane s	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
144	NE 135 ST (SR 916)	NE 6 Ave to NE 10 Ave	4	E	3270	2838	D	111	D	1	2950	D (04)
166	NE 6 Ave (SR 915)	NE 167 St to NE 135 St	4	E+20%	3920	2298	C	196	D	13	2507	D (04)
2539	NE 6 Ave (SR 915)	NE 135 St to NE 125 St	4	E+20%	3924	1892	C	N/A	C	10	1902	C (04)
366	NE 167 St (SR 826)	NE 2 Ave to NE 6 Ave	6 DV	E+50%	7380	5676	E+15%	315	E+22%	3	5994	E+22% (04)
1025	NE 135 St (SR 916)	NE 2 Ave to NE 6 Ave	4	E	3270	4280	F (1.31)	219	F (1.38)	3	4502	F (1.38) (04)
5229	NE 167 St (SR 826)	NE 10 Ave to NE 6 Ave	6 DV	E+50%	7380	2425	C	173	C	2	2600	D (04)

Source: Compiled by Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department and Florida Department of Transportation, July 2006.

Notes: DV= Divided Roadway, UD= Undivided Roadway, LA Limited Access

\*County adopted roadway level of service standard applicable to the roadway segment

E+20% = 120% of LOS E; 20 Minutes Transit Headway in Urban Infill Area, a designated transportation concurrency exception area.

E+50% = 150% of LOS E; Extraordinary Transit in Urban Infill Area, a designated transportation concurrency exception area.

F ( ) indicates the Volume/Capacity Ratio

( ) Indicates the Year traffic count was updated and/or Level of Service Revised

## Application Impact

The “Estimated Peak Hour Trip Generation” Table below identifies the estimated number of PM peak hour trips expected to be generated by the potential development that could occur under the requested CDMP land use designation and compares them to the number of trips that would be generated by the potential development that could occur under the current CDMP land use designation. The table shows that if Application No. 1 were developed at Medium Density Residential (13 to 25 DUs/Acre), it would generate approximately 8 more trips during the PM peak hour than under the current CDMP land use designation of Low Density Residential (2.5 to 6 DUs/Acre). It should be pointed out that the subject property is zoned RU-3, which permits four-unit apartments on 7,500 sq. ft. The subject property is currently improved with a mobile home park with space for 20 units. The existing mobile home park is estimated to generate 12 PM peak hour trips; thus, the estimated trip difference between the requested CDMP Land Use designation and the current use are approximately 15 more PM peak hour trips.

Estimated Peak Hour Trip Generation By Current CDMP and Requested Use Designations			
Application Number	Assumed Use For Current CDMP Designation/ Estimated No. Of Trips	Assumed Use For Requested CDMP Designation/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
1	Low Density Residential - (2.5 to 6 DUs/Acre) 24 Multifamily Units <sup>1</sup> / 19	Medium Density Residential (13 to 25 DUs/Acre) 35 Multifamily Units 27	+8

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003.

Note: <sup>1</sup> Property is zoned RU-3 which permits four-unit apartments on 7,500 sq. ft.; six lots possible after 25% designation of site for needed roadway.

## **Transit**

Metrobus Route 9 is the only bus route serving the application site. This bus route provides connection to the Metrorail at the Government Center Station, and maintains a 12-minute Peak/Off-Peak headway on weekdays and a 30-minute headway on Saturday and Sunday. There are two bus stop located in the general vicinity of the application site the nearest is on NE 6 Ave and NE 149 St, with another located on NE 6 Ave and NE 147 St. No service improvement is planned for the existing bus route and no new transit route are proposed to serve the application site according to the 2006 Transit Development Program.

## Other Planning Considerations

The Florida Mobile Home Act, Section 723.083, Florida Statutes, states that “[N]o agency of municipal, local, county, or state government shall approve any application for rezoning, or take any other official action, which would result in the removal or relocation of mobile home owners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners.”

The applicant has provided an analysis of the potential supply of appropriately priced housing. The analysis indicated that the mobile home park’s residents would require units for households with an annual income of \$23,175, a maximum purchase price of \$70,000 or \$525 monthly rent, including utilities. The analysis also found (based on 2000 Census data) there were approximately 224 units priced below \$70,000 and 1,072 units available for rent within 10 miles, or a 20-minute drive, of the subject site and concluded there is an adequate supply of appropriately priced housing units (see Appendices H) for the Mobile Home Relocation Plan). However, this analysis is based upon the 2000 Census and may not accurately reflect the housing availability or costs of today’s market.

## STAFF CONCLUSIONS

The Department of Planning and Zoning recommends **ADOPTION** of the proposed small-scale Land Use Plan (LUP) map amendment to redesignate from “Low Density Residential Communities” (2.5 to 6.0 dwelling units per gross acre) to “Medium Density Residential Communities” (13 to 25 dwelling units per gross acre) based on the following considerations:

1. The subject site is located in an urbanized part of Miami-Dade County and adjacent to the City of North Miami off of NE 6 Avenue between NE 147 street and NE 149 street. The existing land uses to the north, south and east are comprised of commercial, office and residential uses associated with NE 6 Avenue; the site is ideally situated near major infrastructure, and is accessible to employment, commercial and cultural centers;

A change from “Low Density Residential” to “Medium Density Residential” on the LUP map will allow the application site, when developed, to be more compatible with the existing land uses surrounding the site. The properties to the north, south and east of the site are comprised of low density multifamily dwelling units (less than 25 units per acre according to the County’s Existing Land Use Code); thus, proposed redesignation of the site may result in the type of housing that is more compatible with existing housing types.

2. School overcrowding and traffic congestion are two issues of concern within the vicinity of the subject site. North Miami Middle and North Miami Senior High currently exceed adopted FISH design threshold requirements. Relief schools for

the North Miami Middle should be open in 2006. Relief for the North Miami Senior is being designed, but will not anticipated to be open until 2009. NW/NE 135 Street, between NW 2 Avenue and NE 6 Avenue, currently exceeds its adopted LOS E standard; there are no planned improvements for this roadway segment at this time. However, the subject site is within the Transportation Concurrency Exception Area (TCEA) and is exempt from meeting concurrency requirements.

3. The subject site consists of trailer homes in relatively poor condition. Although the trailer park provides affordable housing for low and moderate-income residents, the park has several vacant lots and does not appear to be fully utilized. The applicant has provided an analysis, based on 2000 Census data, which indicates there is an adequate housing supply for the relocation of the mobile home owners. The staff believes more accurate data needs to be provided, and requests that the applicant provide additional data to verify these conclusions prior to the PAB public hearing.
4. The CDMP encourages transit-oriented development that is located within a ¼ mile of a bus stop for a route, which has a headway of 20 minutes or less during peak periods. Metrobus Route 9, which stops just in front of the application site at NE 6 Avenue and NE 147 and 149 Streets, does operate at this frequency during peak periods. The requested redesignation of Medium Density Residential to the Land Use Plan can be supportive of transit ridership.
5. An analysis of the residential capacity in Minor Statistical Area 2.1 by type of dwelling units shows absorption of single-family units occurring in 2008 and for multi-family by 2017. The supply of residential land for both single-family and multi-family units is projected for depletion in 2013.
6. The application site has limited impacted in environmental or historic resources.
7. The subject site does not appear to generate concerns with water and sewer, solid waste, parks, traffic or other concurrency issues at this time. The applicant has proffered a covenant with the Miami-Dade School Board that will address potential school overcrowding concerns.

### **Consistency Review with CDMP Goals, Objectives, Policies, Concepts and Guidelines**

The following CDMP goals, objectives, policies, concepts and guidelines will be enhanced if the proposed designation is approved:

- Policy LU-8A: Accommodate residential development in suitable locations.
- Policy LU-8E(v): If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard

or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism.

- Objective HO-7A: Ensure growth management, housing design, and development alternatives from and integral part of a community of functional neighborhoods and town centers that promote community identity, and enhance the overall quality of life.

The following CDMP goals, objectives, policies, concepts and guidelines will be impeded if the proposed designation is approved:

- Objective HO-2C: Foster a diversity of affordable housing types.



# APPENDICES

Appendix A Map Series

Appendix B Amendment Application

Appendix C Miami-Dade County Public Schools Analysis

Appendix D Applicant's Traffic Study

Appendix E Fiscal Impact Analysis

Appendix F Proposed Declaration of Restrictions

Appendix G Photos of Site and Surroundings (from site visit)

Appendix H Mobile Home Relocation Plan





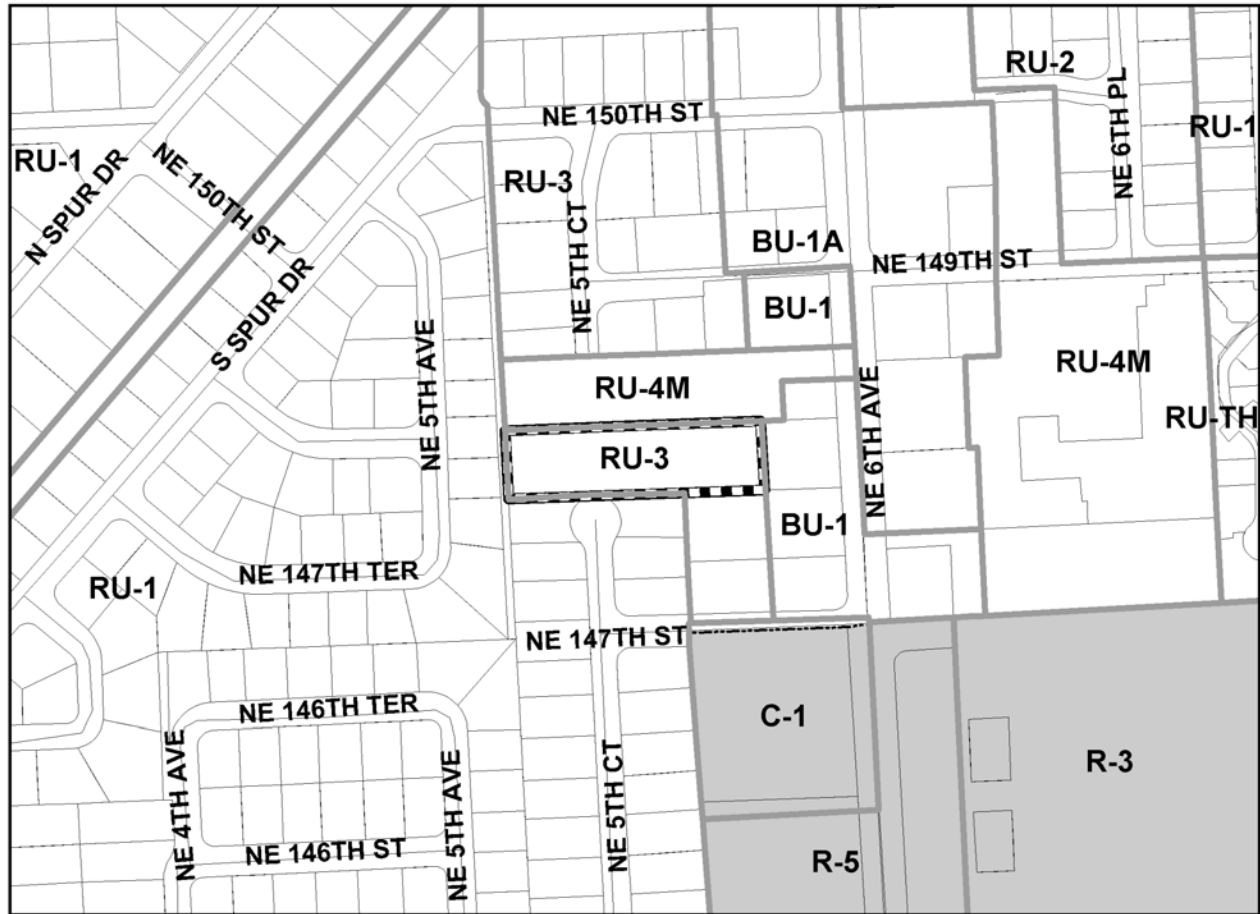
# **APPENDIX A**

## **Map Series**





# APPLICATION NO. 1 CURRENT ZONING MAP



APPLICATION AREA



UNINCORPORATED MIAMI-DADE



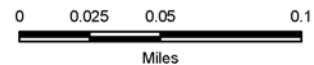
NORTH MIAMI

## MIAMI-DADE ZONING DISTRICTS

- RU-1 SINGLE FAMILY RESIDENCE 7,500 SQ. FT. NET
- RU-2 TWO FAMILY RESIDENTIAL 7,500 SQ. FT. NET
- RU-3 FOUR UNIT APARTMENT 7,500 SQ. FT. NET
- RU-4M MODIFIED APARTMENT HOUSE 35.9 UNITS / NET ACRE
- RU-TH TOWNHOUSE – 8.5 UNITS / NET ACRE
- BU-1 BUSINESS - NEIGHBORHOOD
- BU-1A BUSINESS - LIMITED

## NORTH MIAMI ZONING DISTRICTS

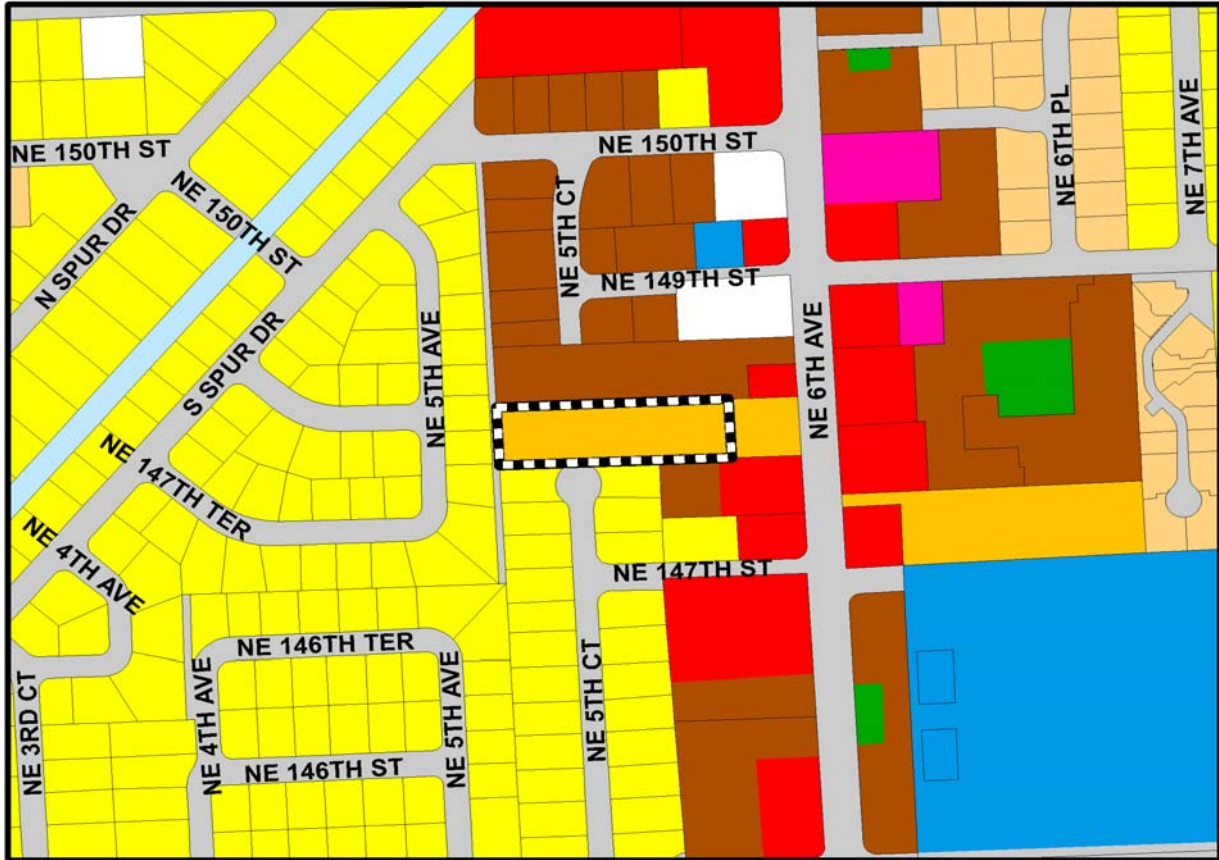
- R-5 MULTI-FAMILY DISTRICT
- R-3 SINGLE FAMILY DISTRICT
- C-1 COMMERCIAL (LOCAL NEIGHBORHOOD)



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, JULY 2006



# APPLICATION NO. 1 EXISTING LAND USE



## LEGEND



APPLICATION AREA

## EXISTING LAND USE

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- LOW-DENSITY MULTI-FAMILY
- COMMERCIAL, SHOPPING CENTERS, STADIA
- OFFICE
- INSTITUTIONAL
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- PARKS, PRESERVES, CONSERVATION AREAS
- VACANT UNPROTECTED
- INLAND WATERS

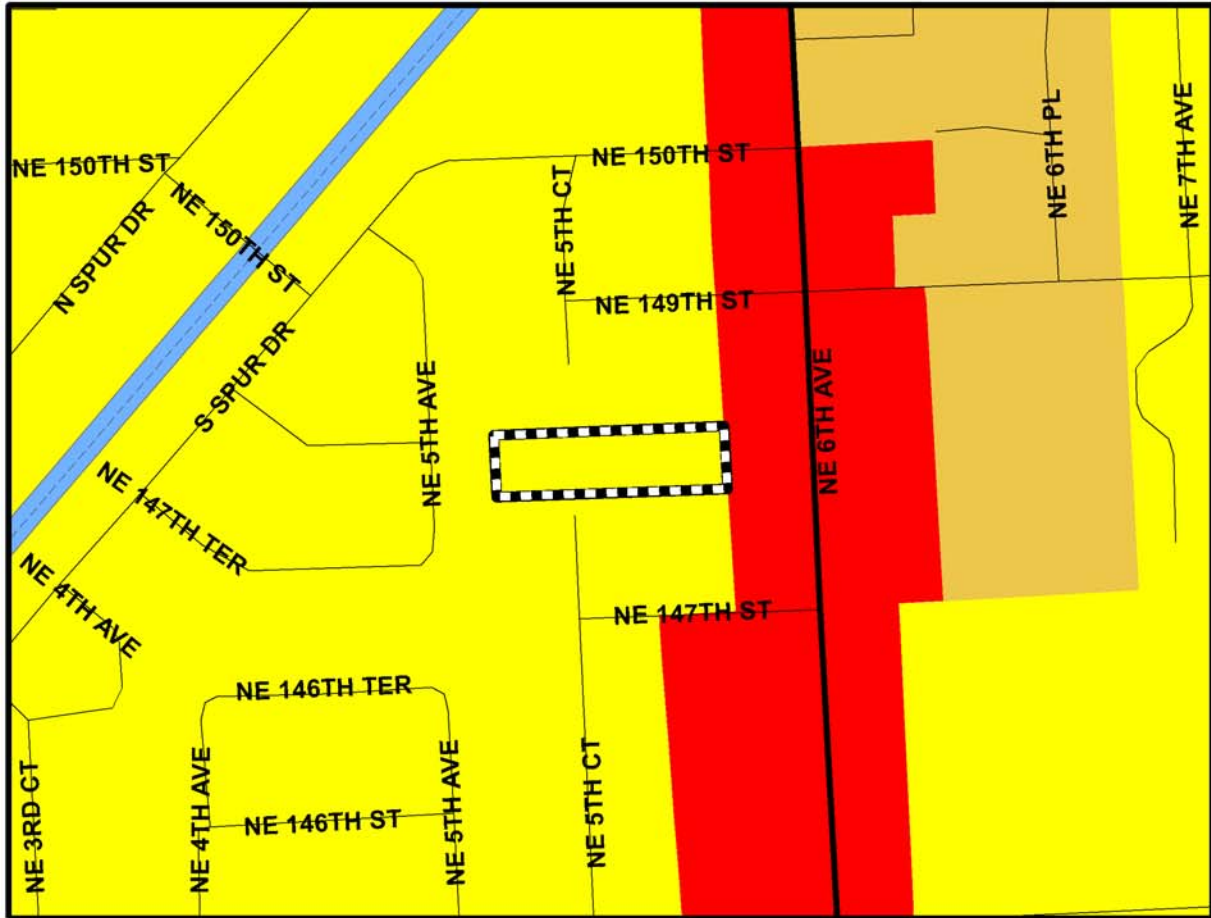
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SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF  
PLANNING AND ZONING, JULY 2006



# APPLICATION NO. 1 CDMP LAND USE PLAN



## LEGEND

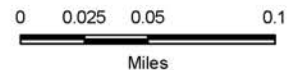


APPLICATION AREA

## CDMP LAND USE

- RESIDENTIAL COMMUNITIES
- LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC
- LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6 TO 13 DU/AC
- BUSINESS AND OFFICE
- WATER
- MAJOR ROADWAYS (3 OR MORE LANES)
- CANAL

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2015 and 2025 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, AUGUST 2006



# **APPENDIX B**

## **Amendment Application**





**APPLICATION FOR AN AMENDMENT  
TO THE LAND USE PLAN MAP  
OF THE MIAMI-DADE COUNTY  
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

**SMALL SCALE AMENDMENT**

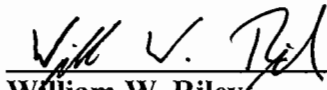
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1. APPLICANT

**SOLID OAKS, LLC, a Florida limited liability company**

2. APPLICANTS' REPRESENTATIVE

**Stanley B. Price, Esquire  
William W. Riley, Esquire  
Bilzin Sumberg Baena Price & Axelrod, LLC  
200 South Biscayne Boulevard, Suite 2500  
Miami, Florida 33131  
Telephone: (305) 375-6139  
Fax: (305)351-2285**

By:   
William W. Riley

April 28, 2006  
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. A change to the Land Use Element, Land Use Plan Map  
(Item A.1 in the fee schedule) is requested

B. Description of the subject property

The Property comprises approximately 1.41 acres located at 14752 N.E. 6 Avenue in unincorporated Miami-Dade County, Florida. The Property lies entirely within Section 19, Township 52, Range 42 and is more particularly described in the legal description attached hereto and incorporated herein as Exhibit "A".

C. Gross Acreage

Application area: 1.41+/- gross acres

Acreage owned by applicant: 1.41+/- gross acres

## APPLICATION (continued)

### D. Requested Change

1. It is requested that the Property be re-designated on the Land Use Plan Map from LOW DENSITY RESIDENTIAL (2.5 to 6 dwelling units per gross acre) to MEDIUM DENSITY RESIDENTIAL (13 to 25 dwelling units per gross acre).
2. It is requested that this application be processed as a Small-Scale Amendment pursuant to the State of Florida and Miami-Dade County's expedited procedure.

### 4. REASON FOR AMENDMENT

The applicant petitions Miami-Dade County to amend the Comprehensive Development Master Plan (CDMP) Future Land Use Plan Map (FLUM) designation for approximately 1.41 acres of land described in the legal description attached hereto and incorporated herein as Exhibit "A" (the "Property"). The requested amendment seeks to change the Property's land use designation from Low Density to Medium Density Residential (the "Amendment").

Adoption of the Amendment will further the Goals, Objectives and Policies of the CDMP by promoting urban infill within environmentally suitable areas, by encouraging the production of housing units to accommodate countywide need projections, and by establishing compatibility among proximate land uses. In conjunction with these advancements, the Amendment satisfies all evaluation criteria set forth in Policy 8F of the CDMP Land Use Element (the "Land Use Element"). This Policy provides that applications requesting amendments to the FLUM "shall be evaluated to consider consistency with the Goals, Objectives and Policies of all [CDMP] Elements, other timely issues, and in particular the extent to which the proposal, if approved, would: (i) Satisfy a deficiency in the [FLUM] to accommodate projected population or economic growth of the County; (ii) Enhance or impede provision of services at or above adopted LOS Standards; (iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; (iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and (v) If located in a planned Urban Center, or within ¼ mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective 7."

Adoption of the Amendment will address a deficiency in the FLUM to accommodate projected population growth. Objective 8 and Policy 8G of the Land Use Element direct Miami-Dade County to maintain a reserve of developable land at a capacity level adequate to accommodate projected residential demands over a span of 15 years. The most recent studies performed by Miami-Dade County identify a deficiency in the FLUM to accommodate countywide projected population growths. The residential absorption rates identified in these studies demonstrate that the countywide capacity for residential

## APPLICATION (continued)

land inside the Urban Development Boundary (UDB) will be depleted in 12 years.<sup>1</sup> Adoption of the Amendment will address this demonstrated need by increasing the residential development potential on property located in one of the County's highest population bases--Minor Statistical Area (MSA) 2.1.<sup>2</sup> Population is projected to increase in this area by 22,230 residents over the next fourteen years. By 2025, MSA 2.1 is expected to contain the third highest population base in Miami-Dade County.

Increasing the development eligibility range for residential uses in this area is consistent with the Goals, Objectives and Policies of the CDMP. Policy 1C of the Land Use Element, for example, directs the County to give priority to residential development at increased densities in the infill area where the site under consideration is (1) underdeveloped and (2) located in an urban area having available public services.<sup>3</sup> The Amendment satisfies these criteria, complies with the CDMP Guidelines for Urban Form, is compatible with abutting and nearby land uses, and conforms to the character of the surrounding neighborhood.

The application area encompasses a portion of a single tract of land located at 14752 N.E. 6 Avenue.<sup>4</sup> The Parent Tract comprises 1.8958± net acres, which are wholly owned by the Applicant. The front 0.4858± acres are designated Business and Office on the FLUM and zoned BU-1. This portion of the property fronts along NE 6 Avenue with a width of 130.66 feet and a varying depth that ranges from 297.30 to 298.58 feet. The rear 1.41± acres, which comprise the subject of the Amendment, are designated Low Density Residential and zoned RU-3.<sup>5</sup>

Adoption of the Amendment will provide the Parent Tract with a residential development range that is comparable to similarly situated properties in the area, as evidenced by existing zoning classifications. Abutting the Property's southern boundary is a mixed-use multifamily building and a retail establishment situated within the RU-3 and BU-1 zoning districts. To the north lies another multifamily use and retail establishment on property zoned BU-1 and RU-4M, which in turn abut a series of RU-3 uses. Across NE 6 Avenue the predominance of the commercial and multifamily residential uses that form the character of the community along NE 6 Avenue continue with the BU-1, BU-1A, RU-TH, and RU-4M zoning classifications. These existing residential uses include a four-story apartment building containing 75 residential units on 2.16± acres.

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<sup>1</sup> See CDMP Initial Recommendations, October 2005 cycle.

<sup>2</sup> The Property lies in Minor Statistical Area (MSA) 2.1. Population is projected to increase in this area by 22,230 residents over the next fourteen years. By 2025, MSA 2.1 is expected to be the County's third highest population base.

<sup>3</sup> The Urban Infill Area is defined as that part of Miami-Dade County located east of, and including, SR 826 (Palmetto Expressway) and NW/SW 77 Avenue, excluding the area north of SR 826 and west of I-95, and the City of Islandia. See CDMP, Transportation Element, Page II-4.

<sup>4</sup> The application area and the remaining acreage comprising the land located at this address are sometimes referred to collectively as the Parent Tract and is more particularly described in the legal description attached hereto and incorporated herein as Exhibit "B".

<sup>5</sup> Despite the Property's current land use designation, the existing RU-3 zoning classification permits development to proceed at a density of 4 units per 7,500 square feet of lot area, which equates to 23.23 units per net acre. See CDMP, Land Use Element, Page I-62.

Adoption of the Amendment will increase the development eligibility of the Parent Tract to conform to the land use trend along NE 6 Avenue. The RU-4M zoning districts and Business and Office land use designations that occupy a large segment of the area permit development to proceed at 35.9 units per net acre with potential density bonuses and averaging allowances. Adoption of the Amendment with the retention of the Business and Office designation will create a development potential that is comparable to adjoining property and existing conditions on similarly situated property in the surrounding community.<sup>6</sup>

Adoption of the Amendment will adhere to the CDMP Guidelines for Urban Form. The Guidelines for Urban Form provide that within a section, a variety of residential types and densities are encouraged, with higher densities being located at the periphery, and lower densities in the interior.<sup>7</sup> Existing development in the surrounding community complies with these guidelines by localizing higher residential densities and commercial uses along NE 6 Avenue and collector roads while restricting interior development to single-family detached homes. The Guidelines for Urban Form provided that the general pattern of land use in residential communities should conform to these guidelines to the maximum extent possible and that future amendments to the FLUM should endeavor to promote the same.

Adoption of the Amendment will also serve to promote Policy 8A of the CDMP Land Use Element, which provides that Miami-Dade County shall strive to accommodate residential development in proximity with and accessibility to employment, commercial and cultural centers. The Property is situated adjacent to several commercial centers that can provide employment opportunities and pedestrian traffic. Additionally, the Property is located within 1.5 miles from Interstate 95 and is near the Golden Glades intersection where several major travel routes converge, which can provide enhanced mobility for residents without overly burdening the local roadway network.

5. COMPLETED DISCLOSURE FORMS

**See Attached**

Attachments: **Exhibit "A" – Property Legal Description**  
**Exhibit "B" – Parent Tract Legal Description**  
**Exhibit "C" – Disclosure of Interest Form**  
**Exhibit "D" – Aerial Photograph**  
**Exhibit "E" – Location Map**

6. This application is being filed without Applicant's waiving of its rights to seek a refund of the filing fee if it is determined that, based on density averaging or other development criteria contained in the Code, or approval of a zoning application, the filing of this application is deemed unnecessary.

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<sup>6</sup> Residential development within the Business and Office category is eligible to proceed at "one density category higher than the LUP designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher." See CDMP, Land Use Element, Page I-35.

<sup>7</sup> See CDMP, Land Use Element, Page I-20.2.

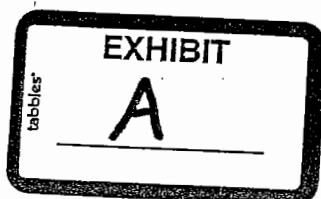
**Stanley B. Price, Esquire**  
**William W. Riley, Esquire**  
**Bilzin Sumberg Baena Price & Axelrod, LLC**  
**200 South Biscayne Boulevard, Suite 2500**  
**Miami, Florida 33131**  
**Telephone: (305) 375-6139**  
**Fax: (305) 351-2285**

The Property comprises approximately 1.41 acres located at 14752 N.E. 6<sup>th</sup> Avenue in unincorporated Miami-Dade County, Florida. The Property lies entirely within Section 19, Township 52, Range 42 and is more particularly described in the legal description attached hereto and incorporated herein as Exhibit "A".

A Parcel of Land lying and Being in the Southeast 1/4, of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 52 South, Range 42 East, in Miami-Dade County, Florida; more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4, of the Northeast 1/4, of the Northwest 1/4 of said Section 19; Thence S00°14'06"E for 261.28 feet; Thence N89°40'18"W for 332.30 feet to the Point of Beginning; Thence S00°19'42"W for 130.66 feet; Thence N89°40'18"W for 333.58 feet; Thence N00°10'44"W, for 130.66 feet; Thence S89°40'18"E for 334.74 feet to the Point of Beginning.

Containing 43,550 square feet more or less by calculation.



A Parcel of Land lying and Being in the Southeast 1/4, of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 52 South, Range 42 East, in Miami-Dade County, Florida; more particularly described as follows:

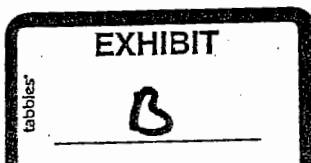
Commence at the Northeast corner of the Southeast 1/4, of the Northeast 1/4, of the Northwest 1/4 of said Section 19; Thence S00°14'06"E for 261.28 feet; Thence N89°40'18"W for 332.30 feet to the Point of Beginning; Thence S00°19'42"W for 130.66 feet; Thence N89°40'18"W for 333.58 feet; Thence N00°10'44"W, for 130.66 feet; Thence S89°40'18"E for 334.74 feet to the Point of Beginning.

Containing 43,660 square feet more or less by calculation.

A Parcel of Land lying and Being in the Southeast 1/4, of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 52 South, Range 42 East, in Miami-Dade County, Florida; more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4, of the Northeast 1/4, of the Northwest 1/4 of said Section 19; Thence S00°14'06"E for 261.28 feet; Thence N89°40'18"W for 35.00 feet to the Point of Beginning; Thence S00°14'06"E for 130.66 feet; Thence N89°40'18"W for 298.58 feet; Thence N00°19'42"E, for 130.66 feet; Thence S89°40'18"E for 297.30 feet to the Point of Beginning.

Containing 38,928 square feet more or less by calculation.







# **APPENDIX C**

## **Miami-Dade County Public Schools Analysis**





**Miami-Dade County Public Schools**

*giving our students the world*

**Superintendent of Schools**

*Rudolph F. Crew, Ed.D.*

**Chief Facilities Officer**

*Rose Diamond*

**Planning Officer**

*Ana Rijo-Conde, AICP*

July 10, 2006

**Miami-Dade County School Board**

*Agustin J. Barrera, Chair*

*Perla Tabares Hantman, Vice Chair*

*Frank J. Bolaños*

*Evelyn Langlieb Greer*

*Dr. Robert B. Ingram*

*Dr. Martin Karp*

*Ana Rivas Logan*

*Dr. Marta Pérez*

*Dr. Solomon C. Stinson*

Ms. Diane O'Quinn-Williams, Director  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Land Use Amendments  
April 2006 Cycle  
(Applications No. 1-16)**

Dear Ms. O'Quinn-Williams:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced applications. Please note that land use amendments 6, 10 and 16 will not generate additional student impact to the District; and the schools impacted by land use amendments 2 and 3 do not meet the review threshold. However, land use amendments proposed in applications 1, 4, 5, 7, 8, 9, 11, 12, 13, 14 and 15 will generate an additional student impact to the District (see attached analyses).

Please note that some of the impacted school facilities for Amendments 1, 4, 5, 7, 8, 9, 11, 12, 13, 14 and 15 meet the referenced review threshold. As such, it is our recommendation that dialogue between the District and the applicants take place as it relates specifically to public schools in the affected area that meet the review threshold. The District will keep the County apprised if such dialogue takes place with respective applicants.

**School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132**

**305-995-7285 • FAX 305-995-4760 • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)**

Ms. Diane O'Quinn-Williams  
July 10, 2006  
Page Two

Also, attached is a list of approved Charter School Facilities which may provide relief on a countywide basis.

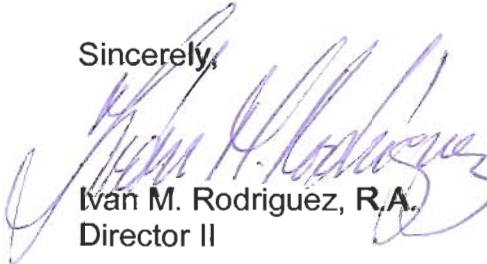
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance, the proposed developments, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) +  
\$600.00 (Base Fee) + 2% administrative fee = Educational Facilities  
Impact fee

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending land use amendment applications. Rather it is an attempt to provide relevant information to the Planning Advisory Board, Community Councils and Miami-Dade County Board of County Commissioners on public schools that will likely serve the proposed developments and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Ivan M. Rodriguez, R.A.  
Director II

IMR:ir  
L001  
Attachments

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Ms. Vivian Villaamil  
Ms. Patricia Good  
Ms. Helen Brown

July 5, 2006

**APPLICATION:** No. 1, Solid Oaks L.L.C., a Florida limited liability company

**REQUEST:** Change Land Use from Low Density Residential to Medium Density Residential

**ACRES:** ± 1.41 acres

**LOCATION:** Approximately 14752 NE 6<sup>th</sup> Avenue

**MSA/  
MULTIPLIER:** 2.1 / .18 Multifamily

<b>NUMBER OF UNITS:</b>	11 additional units	Proposed Land Use 35 Multifamily	Existing Land Use 24 Multifamily
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**ESTIMATED STUDENT  
POPULATION:** 2

**ELEMENTARY:** 1

**MIDDLE:** -

**SENIOR HIGH:** 1

**SCHOOLS SERVING AREA OF APPLICATION**

**ELEMENTARY:** North Miami Elementary – 655 NE 145<sup>th</sup> Street

**MIDDLE:** North Miami Middle – 13105 NE 7<sup>th</sup> Avenue

**SENIOR HIGH:** North Miami Senior High - 800 NE 137<sup>th</sup> Street

All schools are located in Regional Center II.

\*Based on Census 2000 information provided by Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE	CUMULATIVE STUDENTS**
North Miami Elementary	969	754	129%	424	82%	970
	970*		129%		82%	
North Miami Middle	1,352	822	164%	20	161%	1,352
North Miami Senior High	3,118	2,268	137%	214	126%	3,129
	3,119*		137%		126%	

\*Student population increase as a result of the proposed development

\*\*Estimated number of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, North Miami Middle and North Miami Senior High Schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005)

##### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
K-8 Conversion at Linda Lentin El. (North Miami Middle Relief) (515 student stations)	Construction	2006 School Opening
State School QQ-1 (K-8) (W.J. Bryan and Natural Bridge Elementary Relief; North Miami Middle Relief) (1593 student stations)	Construction	2006 School Opening
State School E (A New Elementary) (North Miami, Biscayne Gardens and Oak Grove Elementary Relief) (1000 student stations)	Design	2009 School Opening
North Miami Middle Replacement (1000 student stations)	Design	2009 School Opening
State School BBB-1 (North Miami Senior Replacement) (3661 student stations)	Design	2009 School Opening

**Proposed Relief Schools****School****Funding year**

N/A

Estimated Permanent Elementary Seats  
(Current and Proposed in 5-Year Plan)

1,754

Estimated Permanent Middle Seats  
(Current and Proposed in 5-Year Plan)

2,108

Estimated Permanent Senior High seats  
(Current and Proposed in 5-Year Plan)

3,661

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** Accounting to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$13,098.

**CAPITAL COSTS:** Based on the State's July 2006 student station cost factors,\* capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY Does not meet review threshold

MIDDLE No school impact

SENIOR HIGH 1 x 25,366 = \$25,366

**Total Potential Capital Cost****\$25,366**

\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.





# **APPENDIX D**

## **Applicant's Traffic Study**

**Not required for a small-scale amendment**



# **APPENDIX E**

## **Fiscal Impact Analysis**



## **FISCAL IMPACTS ON INFRASTRUCTURE AND SERVICES**

On October 23, 2001, the Board of County Commissioners adopted Ordinance 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 2 to amend the Comprehensive Development Master Plan (CDMP) from county departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative impact the costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owners or will require general taxpayer support and includes an estimate of that support.

The agencies used various methodologies to make their calculations. The agencies rely on a variety of sources for revenue, such as, property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants; federal funds, etc. Certain variables, such as property use, location, number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates

### **Solid Waste Services**

#### **Concurrency**

Since the DSWM assesses capacity system-wide based, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency' – that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently exceeds that standard by nearly four (4) years.

#### **Residential Collection and Disposal Service**

The incremental cost of adding a residential unit to the DSWM Service Area, which includes the disposal cost of waste, is offset by the annual fee charges to the user. Currently, that fee is \$399 per residential unit. For a residential dumpster, the current fee is \$308. The average residential unit currently generates approximately 3.0 tons of waste annually, which includes garbage, trash and recycled waste.

As reported in March 2005 to the State of Florida, Department of Environmental Protection, for the fiscal year ending September 30, 2004, the full cost per unit of providing waste Collection Service was \$370 including disposal and other Collections services such as, illegal dumping clean-up and code enforcement.

## **Waste Disposal Capacity and Service**

The users pay for the incremental and cumulative cost of providing disposal capacity for DSWM Collections, private haulers and municipalities. The DSWM charges a disposal tipping fee at a contract rate of \$53.65 per ton to DSWM Collections and to those private haulers and municipalities with long term disposal agreements with the Department. For non-contract haulers, the rate is \$70.75. These rates adjust annually with the Consumer Price Index, South. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is targeted to ensure capacity in operations. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail and wholesale customers of the County's Water and Sewer Department.

## **Water and Sewer**

The Miami-Dade County Water and Sewer Department provides for the majority of water and sewer service throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Assuming Application No. 1 is built at the maximum residential density of 25 dwelling units per gross acre (the use allowed under the proposed re-designation of Medium Density Residential that would generate the greatest water and sewer demand), the fees paid by the developer would be \$11,120 for water impact fee, \$44,800 for sewer impact fee, \$1,300 per unit for connection fee, and \$6,425 for annual operating and maintenance costs based on approved figures through September 30,2005.

## **Flood Protection**

The Department of Environmental Resource Management (DERM) is restricted to the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible of providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development.

The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

Additionally, DERM staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee commensurate with the percentage of impervious area of each parcel of land, and is assessed pursuant to the requirements of Section 24-61, Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems.

Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

### **Public Schools**

Application No. 1 will result in two additional students, thus, increasing operating costs by \$13,098 and capital costs by \$25,366.





# **APPENDIX F**

## **Proposed Declaration of Restrictions**

No covenants have been proffered for the subject property as of July 28, 2006.



# **APPENDIX G**

## **Photos of Application Site and Surroundings**





View Looking Northeast.



Vacant lots in Mobile Home Park.



View looking west out to NW 6 Avenue.



View looking west into Mobil Home Park.

# **APPENDIX H**

## **Mobil Home Relocation Plan**





# Miami Economic Associates, Inc.

January 20, 2006

Ms. Diane O'Quinn Williams  
Director, Planning & Zoning  
Miami-Dade County

**Re: Mobile Home Park  
14752 N.E. 6<sup>th</sup> Avenue**

Dear Ms. Williams:

Miami Economic Analysis, Inc. (MEAI) has conducted an analysis to estimate the supply of appropriately-priced housing that would potentially be available to the occupants of the 15 mobile homes currently situated on property located at 14752 N.E. 6<sup>th</sup> Avenue when that property is redeveloped. The purpose of this letter is to apprise you of the findings of the analysis performed.

## **Methodology**

It is, of course, impossible to know exactly which residential units will be available for purchase or lease at a future date in time. Accordingly, in conducting our analysis, we adapted the methodological framework formulated by the East Central Florida Regional Planning Council (ECFRPC) for estimating the amount of housing that will be available for workers at proposed Developments of Regional Impacts (DRI) who require units affordable for households of very low, low and moderate income. The essence of the ECFRPC methodology is to determine the current availability of such units and use that information as a surrogate for the future.

The ECFRPC methodology, which is mandated by the South Florida Regional Planning Council for DRI's in Miami-Dade County, requires that the units comprising the estimated supply be located within 10 miles or a 20 minute drive at peak hour of the property being analyzed, whichever is less. Based on that criterion, our analysis focused on an area that is defined by the following boundaries:

- North: County Line<sup>1</sup>
- East: Atlantic Ocean
- South: S.R. 112

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<sup>1</sup> Under either the mileage or drive time standard, the study area could extend into Broward County. Given that the analysis was being done for an amendment to the Miami-Dade County CDMP, it was decided to confine it to the limits of the County.

- West: N.W. 77<sup>th</sup> Avenue

The analysis assumed that the mobile home residents would likely require units priced at levels affordable to households of very low income, i.e. households earning less than 50 percent of the Area Median Income (AMI) as reported by the U.S. Department of Housing and Urban Development annually. The AMI for Miami-Dade County is currently estimated to be \$46,350, which means that the households being considered in the analysis would have incomes of less than \$23,175 annually. The ECFRPC methodology further stipulates that for housing to be appropriately-priced, it should not require the expenditure of more than 30 percent of household income.

With respect to owner-occupied (for-sale) housing, the ECFRPC methodology establishes the current condition by documenting the number of units that were transferred through arm's-length transaction during the 12-month period preceding the analysis. It further assumes that the units will be financed to 95 percent of the purchase price at the current rate of interest for 30-year fixed mortgages. Finally, the total amount paid for principal and interest on the mortgage as well as real estate taxes, liability insurance and mortgage insurance must not exceed 30 percent of household income. Based on these assumptions, very low income households can not purchase units exceeding \$70,000 in price.

The ECFRPC provides for two alternative ways to determine the number of appropriately-priced rental units that are available. The first approach involves reviewing survey data; however, the data available for Miami-Dade County only addresses projects with 100 units or more. Many rental units in the subject area that are appropriately-priced for very low income households are located in smaller projects. Accordingly, for this analysis, the second approach was used.

The approach used involves review of 2000 Census data. Very low income households can afford to pay rent up to \$525 per month. This figure provides for a utility allowance. Recognizing that rents have likely escalated since the time the 2000 Census was tabulated, the analysis performed considered only units charging less than \$400 per month at that time. The analysis further assumed that the vacancy rate reported for all rental units within the study area would apply equally across all rate categories.

### **Findings of Analysis**

The following are the findings of the analysis performed:

#### **Owner-occupied Units**

Review of the Property Appraisers record's, the results of which are contained in Appendix 1 to this letter, shows that there were recorded arm's-length transactions during the 12-month period ending January 20, 2006 for 224 units within the study area that were priced at \$70,000 or below. Included in this number were single-family detached, single-family attached and condominium residences. Of this number:



Ms. Diane O'Quinn Williams  
Miami-Dade County  
January 20, 2006  
Page 3

- 7 units were priced at \$30,000 or below
- 55 units were priced from \$30,001 to \$50,000
- 153 units were priced from \$50,001 to \$70,000

#### **Renter-occupied units**

According to the 2000 census, the study area contained approximately 94,381 rental apartment units, 6.0 percent of which were vacant. Within the overall rental apartment supply enumerated in the Census, 17,879 units rented for less than \$400 per month. Assuming a vacancy rate of 6.0 percent for this sub-set, a total of 1,072 were available for rent.

#### **Closing**

Based on the analysis performed, MEAI believes that an adequate supply of units exists to provide appropriately-priced replacement housing for the occupants of the mobile homes on property located at 14752 N.E. 6<sup>th</sup> Avenue when it is redeveloped.

Sincerely,  
Miami Economic Associates, Inc.



Andrew Dolkart  
President

## One-line Report

Records: 1 - 40

Displaying Page : 1 2 3 4 5 6 of 6 [ &gt; ]

#	Address	City	Land Use	Bed	Sale Date	Sale Price
1	12 NE 204TH ST 1	MIAMI	CONDOMINIUM	1	12/28/2005	\$15,000
2	16501 NW 23RD CT	OPA LOCKA	SFR	3	06/03/2005	\$19,300
3	1255 W 53RD ST 329	HIALEAH	CONDOMINIUM		12/19/2005	\$24,500
4	55 NW 204TH ST 9	MIAMI	CONDOMINIUM	1	10/27/2005	\$27,000
5	16801 NE 14TH AVE 216	NORTH MIAMI BEACH	CONDOMINIUM		03/22/2005	\$29,700
6	3205 W 16TH AVE B38	HIALEAH	CONDOMINIUM		12/04/2005	\$30,000
7	3205 W 16TH AVE D72	HIALEAH	CONDOMINIUM		11/07/2005	\$30,000
8	291 NW 177TH ST C-121	MIAMI	CONDOMINIUM		03/29/2005	\$30,500
9	1500 NE 127TH ST 301	NORTH MIAMI	CONDOMINIUM	2	05/02/2005	\$31,900
10	18707 NE 2ND AVE 920	NORTH MIAMI BEACH	CONDOMINIUM		08/22/2005	\$35,000
11	12590 NE 16TH AVE 612	NORTH MIAMI	CONDOMINIUM		08/26/2005	\$36,000
12	1360 W 41ST ST 103	HIALEAH	CONDOMINIUM	2	05/23/2005	\$36,000
13	1201 NE 191ST ST G317	NORTH MIAMI BEACH	CONDOMINIUM	2	05/31/2005	\$36,250
14	303 NE 187TH ST 729	MIAMI	CONDOMINIUM	1	10/04/2005	\$38,000
15	291 NW 177TH ST C-116	MIAMI	CONDOMINIUM		07/29/2005	\$39,000
16	19080 NE 3RD CT 306	MIAMI	CONDOMINIUM		05/02/2005	\$39,200
17	3036 NW 51ST ST	MIAMI	SFR	3	09/09/2005	\$40,000
18	5031 NW 179TH TER	MIAMI GARDENS	SFR	3	07/26/2005	\$40,000
19	1500 NE 127TH ST 206	NORTH MIAMI	CONDOMINIUM	1	02/15/2005	\$40,000
20	251 NE 187TH ST 819	NORTH MIAMI BEACH	CONDOMINIUM	1	08/08/2005	\$40,000
21	13455 NE 10TH AVE 301	NORTH MIAMI	CONDOMINIUM	1	03/11/2005	\$40,000
22	3757 NW 23RD AVE	MIAMI	SFR	1	05/24/2005	\$40,000
23	1735 NE 164TH ST K105	NORTH MIAMI BEACH	CONDOMINIUM	1	05/13/2005	\$40,000
24	3205 W 16TH AVE D74	HIALEAH	CONDOMINIUM		11/07/2005	\$40,000
25	1368 NW 71ST ST	MIAMI	SFR	2	07/06/2005	\$41,000
26	291 NW 177TH ST C-107	MIAMI	CONDOMINIUM		04/28/2005	\$41,000
27	251 NW 177TH ST A-207	MIAMI	CONDOMINIUM		08/24/2005	\$43,000
28	18707 NE 2ND AVE 908	MIAMI	CONDOMINIUM		06/29/2005	\$45,000
29	7032 NW 2ND CT	MIAMI	SFR		12/07/2005	\$45,000
30	15600 NW 7TH AVE 517	MIAMI	CONDOMINIUM	1	06/15/2005	\$45,000
31	15600 NW 7TH AVE 709	MIAMI	CONDOMINIUM	1	04/08/2005	\$46,000
32	1607 NW 81ST ST 1607	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
33	1605 NW 81ST ST 1605	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
34	1603 NW 81ST ST 1603	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
35	1517 NW 81ST ST 1517	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
36	1505 NW 81ST ST	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
37	1511 NW 81ST ST 1511	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
38	3205 W 16TH AVE B31	HIALEAH	CONDOMINIUM		12/06/2005	\$47,000
39	13655 NE 10TH AVE 206	NORTH MIAMI	CONDOMINIUM	1	07/22/2005	\$47,000
40	1503 NW 81ST ST	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000

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#	Address	City	Land Use	Bed	Sale Date	Sale Price
41	18975 NE 2ND AVE 1208	MIAMI	CONDOMINIUM	1	04/18/2005	\$47,000
42	13390 NE 7TH AVE 401	NORTH MIAMI	CONDOMINIUM	1	05/03/2005	\$47,000
43	1002 NW 102ND ST	MIAMI	SFR	2	07/30/2005	\$47,300
44	6238 NW 1ST AVE	MIAMI	SFR	2	01/10/2006	\$48,000
45	10000 NW 80TH CT 2535	HIALEAH GARDENS	CONDOMINIUM	1	01/31/2005	\$48,000
46	20320 NE 2ND AVE 19	NORTH MIAMI BEACH	CONDOMINIUM	1	03/07/2005	\$48,000
47	291 NW 177TH ST C-216	MIAMI	CONDOMINIUM		06/15/2005	\$48,500
48	1939 NW 91ST ST	MIAMI	SFR	2	12/20/2005	\$49,000
49	16750 NE 10TH AVE 224	MIAMI	CONDOMINIUM	1	04/07/2005	\$50,000
50	16701 NE 14TH AVE 301	NORTH MIAMI BEACH	CONDOMINIUM		06/08/2005	\$50,000
51	18707 NE 2ND AVE 917	NORTH MIAMI BEACH	CONDOMINIUM		09/27/2005	\$50,000
52	2151 NW 60TH ST	MIAMI	SFR	2	10/13/2005	\$50,000
53	1850 NE 169TH ST 109	NORTH MIAMI BEACH	CONDOMINIUM		02/11/2005	\$50,000
54	7460 TWIN SABAL DR	MIAMI LAKES	SFR	4	12/23/2005	\$50,000
55	8415 NW 32ND AVE	MIAMI	SFR	2	02/28/2005	\$50,000
56	18801 NE 2ND AVE 1016	MIAMI	CONDOMINIUM		08/15/2005	\$50,000
57	1154 W 35TH ST 126	HIALEAH	CONDOMINIUM	1	04/20/2005	\$50,000
58	4050 NW 135TH ST 7-11	OPA LOCKA	CONDOMINIUM	1	11/16/2005	\$50,000
59	4050 NW 135TH ST 11-9	OPA LOCKA	CONDOMINIUM	2	07/15/2005	\$50,000
60	4050 NW 135TH ST 2-1	OPA LOCKA	CONDOMINIUM	2	01/28/2005	\$50,000
61	952 NE 199TH ST 2N	MIAMI	CONDOMINIUM	1	03/24/2005	\$50,000
62	10000 NW 80TH CT 2304	HIALEAH GARDENS	CONDOMINIUM	2	06/09/2005	\$50,000
63	271 NW 177TH ST B-209	MIAMI	CONDOMINIUM		10/14/2005	\$51,000
64	1710 NW 68TH ST	MIAMI	SFR	2	05/18/2005	\$52,000
65	130 NE 202ND TER S6	NORTH MIAMI BEACH	CONDOMINIUM	1	05/20/2005	\$52,000
66	1475 NE 125TH TER 106A	NORTH MIAMI	CONDOMINIUM		01/26/2005	\$52,000
67	15600 NW 7TH AVE 210	MIAMI	CONDOMINIUM	1	02/24/2005	\$52,000
68	5690 W 12TH AVE	HIALEAH	SFR	3	09/30/2005	\$52,300
69	505 NW 177TH ST 224	MIAMI	CONDOMINIUM	1	05/25/2005	\$52,500
70	1010 NW 91ST ST	MIAMI	SFR	2	11/17/2005	\$53,000
71	15600 NW 7TH AVE 112	MIAMI	CONDOMINIUM	1	04/27/2005	\$53,000
72	650 NE 149TH ST A110	MIAMI	CONDOMINIUM	2	02/04/2005	\$54,000
73	10090 NW 80TH CT 1235	HIALEAH GARDENS	CONDOMINIUM	1	01/27/2005	\$55,000
74	395 NW 177TH ST 201	MIAMI	CONDOMINIUM	1	02/15/2005	\$55,000
75	251 NE 187TH ST 816	MIAMI	CONDOMINIUM	1	04/15/2005	\$55,000
76	15600 NW 7TH AVE 318	MIAMI	CONDOMINIUM	1	04/22/2005	\$55,000
77	15600 NW 7TH AVE 209	MIAMI	CONDOMINIUM	1	05/16/2005	\$55,000
78	160 ROYAL PALM RD 202	HIALEAH	CONDOMINIUM		03/01/2005	\$55,000
79	6625 W 4TH AVE 116	HIALEAH	CONDOMINIUM	2	06/17/2005	\$55,000
80	3066 NW 46TH ST	MIAMI	SFR	2	07/25/2005	\$55,000



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#	Address	City	Land Use	Bed	Sale Date	Sale Price
81	19001 NE 2ND AVE 1417	MIAMI	CONDOMINIUM	1	05/04/2005	\$55,000
82	115 NE 202ND TER M21	MIAMI	CONDOMINIUM	1	02/11/2005	\$55,000
83	13215 NE 6TH AVE 304	NORTH MIAMI	CONDOMINIUM	1	09/12/2005	\$55,000
84	2154 NW 64TH ST	MIAMI	SFR	2	12/02/2005	\$55,000
85	300 NE 191ST ST 218	MIAMI	CONDOMINIUM	1	03/25/2005	\$55,500
86	505 NW 177TH ST 101	MIAMI	CONDOMINIUM	1	03/18/2005	\$56,000
87	13725 NE 6TH AVE 302	NORTH MIAMI	CONDOMINIUM	1	02/09/2005	\$56,000
88	3920 NW 171ST ST	MIAMI GARDENS	SFR	3	11/18/2005	\$56,000
89	831 NE 123RD ST	NORTH MIAMI	SFR	4	07/22/2005	\$56,800
90	251 NW 177TH ST A-107	MIAMI	CONDOMINIUM		09/12/2005	\$57,000
91	2108 NW 152ND ST	OPA LOCKA	SFR	2	09/19/2005	\$57,500
92	301 NW 177TH ST 107	MIAMI	CONDOMINIUM	1	01/31/2005	\$57,500
93	775 NW 63RD ST	MIAMI	SFR	2	08/02/2005	\$57,800
94	505 NW 177TH ST 117	MIAMI	CONDOMINIUM	1	08/10/2005	\$58,000
95	1800 W 54TH ST 312	HIALEAH	CONDOMINIUM	2	02/18/2005	\$58,200
96	10000 NW 80TH CT 2135	HIALEAH	CONDOMINIUM	1	05/27/2005	\$58,400
97	13725 NE 6TH AVE 205	NORTH MIAMI	CONDOMINIUM	1	05/31/2005	\$58,500
98	1867 NW 68TH TER	MIAMI	SFR	2	02/28/2005	\$58,700
99	2237 NW 61ST ST	MIAMI	SFR	2	05/16/2005	\$60,000
100	1800 NW 119TH ST 103	MIAMI	CONDOMINIUM	3	10/13/2005	\$60,000
101	15600 NW 7TH AVE 109	MIAMI	CONDOMINIUM	1	01/09/2006	\$60,000
102	443 NE 195TH ST 342	MIAMI	CONDOMINIUM	2	07/27/2005	\$60,000
103	15600 NW 7TH AVE 519	MIAMI	CONDOMINIUM	2	03/22/2005	\$60,000
104	15600 NW 7TH AVE 406	MIAMI	CONDOMINIUM	1	08/11/2005	\$60,000
105	15600 NW 7TH AVE 601	MIAMI	CONDOMINIUM	1	02/25/2005	\$60,000
106	1154 W 35TH ST 113	HIALEAH	CONDOMINIUM		05/04/2005	\$60,000
107	301 NW 177TH ST 134	MIAMI	CONDOMINIUM	1	04/14/2005	\$60,000
108	2402 NW 56TH ST	MIAMI	SFR	2	12/29/2005	\$60,000
109	2525 NW 55TH TER	MIAMI	SFR	2	09/27/2005	\$60,000
110	301 NW 177TH ST 227	MIAMI	CONDOMINIUM	1	06/29/2005	\$60,000
111	15600 NW 7TH AVE 309	MIAMI	CONDOMINIUM	1	07/07/2005	\$60,000
112	15600 NW 7TH AVE 815	MIAMI	CONDOMINIUM	1	06/06/2005	\$60,000
113	1560 NE 127TH ST 204	NORTH MIAMI	CONDOMINIUM	1	03/10/2005	\$60,000
114	726 NW 114TH ST	MIAMI	SFR	1	08/05/2005	\$60,000
115	1560 NE 127TH ST 205	NORTH MIAMI	CONDOMINIUM	1	05/27/2005	\$60,000
116	650 NE 149TH ST A-402	NORTH MIAMI	CONDOMINIUM	2	03/07/2005	\$60,000
117	20850 SAN SIMEON WAY 609-5	MIAMI	CONDOMINIUM	2	02/01/2005	\$60,000
118	15600 NW 7TH AVE 408	MIAMI	CONDOMINIUM	2	03/21/2005	\$60,000
119	1597 NW 82ND ST	MIAMI	SFR	3	05/04/2005	\$60,000
120	12105 NE 6TH AVE 301	NORTH MIAMI	CONDOMINIUM	1	10/14/2005	\$61,000

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#	Address	City	Land Use	Bed	Sale Date	Sale Price
121	2422 NW 57TH ST	MIAMI	SFR	2	04/01/2005	\$61,000
122	19105 NE 2ND AVE 2108	NORTH MIAMI BEACH	CONDOMINIUM	1	07/29/2005	\$61,000
123	15 NW 204TH ST 24	MIAMI	CONDOMINIUM	1	08/09/2005	\$61,500
124	13480 NE 6TH AVE 102	NORTH MIAMI	CONDOMINIUM	1	05/05/2005	\$62,000
125	13480 NE 6TH AVE 107	NORTH MIAMI	CONDOMINIUM	1	05/05/2005	\$62,000
126	13480 NE 6TH AVE 211	NORTH MIAMI	CONDOMINIUM	1	01/05/2006	\$62,000
127	20380 NW 7TH AVE C-105	MIAMI	CONDOMINIUM	1	01/24/2005	\$62,000
128	13480 NE 6TH AVE 106	NORTH MIAMI	CONDOMINIUM	1	05/10/2005	\$62,000
129	13480 NE 6TH AVE 109	NORTH MIAMI	CONDOMINIUM	1	03/15/2005	\$62,000
130	13480 NE 6TH AVE 309	NORTH MIAMI	CONDOMINIUM	1	01/27/2005	\$62,000
131	13480 NE 6TH AVE 215	NORTH MIAMI	CONDOMINIUM	1	02/16/2005	\$62,000
132	13215 NE 6TH AVE 208	NORTH MIAMI	CONDOMINIUM	1	11/14/2005	\$62,000
133	1480 NW 69TH ST	MIAMI	SFR	3	05/17/2005	\$62,000
134	2920 NW 135TH ST 3	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
135	2920 NW 135TH ST 2	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
136	2920 NW 135TH ST 1	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
137	2920 NW 135TH ST 6	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
138	2920 NW 135TH ST 5	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
139	2920 NW 135TH ST 4	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
140	15 NW 204TH ST 16	MIAMI	CONDOMINIUM	1	07/13/2005	\$63,000
141	10090 NW 80TH CT 1149	HIALEAH	CONDOMINIUM	1	06/07/2005	\$63,000
142	2006 YORK ST	OPA LOCKA	SFR	2	08/05/2005	\$63,000
143	20310 NE 2ND AVE 27	NORTH MIAMI BEACH	CONDOMINIUM	1	05/27/2005	\$64,500
144	6525 W 26TH DR 102-37	HIALEAH	CONDOMINIUM	2	08/04/2005	\$65,000
145	9110 NW 15TH AVE	MIAMI	SFR	2	06/13/2005	\$65,000
146	701 S ROYAL POINCIANA BLVD 4	MIAMI SPRINGS	CONDOMINIUM		06/14/2005	\$65,000
147	1855 W 62ND ST E108	HIALEAH	CONDOMINIUM		06/28/2005	\$65,000
148	1555 NW 62ND TER	MIAMI	SFR	2	10/14/2005	\$65,000
149	1777 NW 30TH ST	MIAMI	SFR	2	08/15/2005	\$65,000
150	4050 NW 135TH ST 10-10	OPA LOCKA	CONDOMINIUM	3	04/18/2005	\$65,000
151	13963 NE 2ND AVE 621	MIAMI	CONDOMINIUM	1	03/29/2005	\$65,000
152	13965 NE 2ND AVE 624	MIAMI	CONDOMINIUM	1	03/29/2005	\$65,000
153	300 NE 191ST ST 219	NORTH MIAMI BEACH	CONDOMINIUM	1	10/19/2005	\$65,000
154	13500 NE 3RD CT 312	NORTH MIAMI	CONDOMINIUM	1	07/07/2005	\$65,000
155	10090 NW 80TH CT 1312	HIALEAH	CONDOMINIUM	1	04/08/2005	\$65,000
156	18975 NE 2ND AVE 1224	NORTH MIAMI BEACH	CONDOMINIUM	2	05/11/2005	\$65,000
157	920 NE 169TH ST 610	MIAMI	CONDOMINIUM	1	02/08/2005	\$65,000
158	70 NE 202ND TER T5	MIAMI	CONDOMINIUM	1	08/16/2005	\$65,000
159	13967 NE 2ND AVE 6-2-3	MIAMI	CONDOMINIUM	1	03/29/2005	\$65,000
160	1400 NE 169TH ST 107	NORTH MIAMI BEACH	CONDOMINIUM		01/28/2005	\$65,000

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#	Address	City	Land Use	Bed	Sale Date	Sale Price
161	135 NE 202ND TER N21	NORTH MIAMI BEACH	CONDOMINIUM	1	05/13/2005	\$65,000
162	13101 MEMORIAL HWY 217	NORTH MIAMI	CONDOMINIUM	1	06/16/2005	\$65,000
163	13480 NE 6TH AVE 306	NORTH MIAMI	CONDOMINIUM	1	11/18/2005	\$65,000
164	173 NE 159TH ST	MIAMI	SFR	2	03/24/2005	\$65,000
165	2250 W 5TH WAY	HIALEAH	SFR	2	10/13/2005	\$65,000
166	121 NE 204TH ST 20	MIAMI	CONDOMINIUM	1	05/02/2005	\$65,000
167	1620 NW 41ST ST	MIAMI	SFR	3	08/12/2005	\$65,000
168	395 NW 177TH ST 138	MIAMI	CONDOMINIUM	1	07/22/2005	\$65,000
169	12105 NE 6TH AVE 205	NORTH MIAMI	CONDOMINIUM	1	02/09/2005	\$65,500
170	20490 NW 7TH AVE 5	MIAMI	CONDOMINIUM	1	07/21/2005	\$66,000
171	920 NE 169TH ST 207	NORTH MIAMI BEACH	CONDOMINIUM	1	05/31/2005	\$66,000
172	301 NW 177TH ST 204	MIAMI	CONDOMINIUM	2	02/15/2005	\$66,000
173	12 NE 204TH ST 15	MIAMI	CONDOMINIUM	1	04/28/2005	\$66,000
174	20120 NE 2ND AVE W21	NORTH MIAMI BEACH	CONDOMINIUM	1	05/12/2005	\$66,000
175	300 NE 125TH ST 307	NORTH MIAMI	CONDOMINIUM	1	01/28/2005	\$66,800
176	20251 NE 2ND AVE 4	MIAMI	CONDOMINIUM	1	05/06/2005	\$66,900
177	20490 NW 7TH AVE 16	MIAMI	CONDOMINIUM	1	02/24/2005	\$67,000
178	395 NW 177TH ST 215	MIAMI	CONDOMINIUM	1	11/21/2005	\$67,000
179	52 NE 204TH ST 3	NORTH MIAMI BEACH	CONDOMINIUM	1	03/31/2005	\$67,000
180	50 NW 204TH ST 35	MIAMI	CONDOMINIUM	1	04/08/2005	\$67,000
181	20275 NE 2ND AVE 12	MIAMI	CONDOMINIUM	1	03/08/2005	\$67,000
182	12590 NE 16TH AVE 312	NORTH MIAMI	CONDOMINIUM		03/28/2005	\$67,500
183	11 NE 204TH ST 16	MIAMI	CONDOMINIUM	1	03/07/2005	\$67,500
184	16450 NW 2ND AVE 202	MIAMI	CONDOMINIUM		06/30/2005	\$67,900
185	16450 NW 2ND AVE 304	MIAMI	CONDOMINIUM		06/30/2005	\$67,900
186	4050 NW 135TH ST 18-2	OPA LOCKA	CONDOMINIUM	2	06/28/2005	\$68,000
187	110 NE 133RD ST	NORTH MIAMI	SFR	2	05/05/2005	\$68,000
188	20275 NE 2ND AVE 15	MIAMI	CONDOMINIUM	1	03/23/2005	\$68,000
189	3143 NW 213TH ST	MIAMI GARDENS	SFR	2	04/23/2005	\$68,000
190	2354 NW 56TH ST	MIAMI	SFR	3	11/15/2005	\$68,000
191	101 NW 204TH ST 31	MIAMI	CONDOMINIUM	1	09/19/2005	\$68,000
192	12500 NE 15TH AVE 211	NORTH MIAMI	CONDOMINIUM		03/11/2005	\$68,000
193	15600 NW 7TH AVE 703	NORTH MIAMI BEACH	CONDOMINIUM	2	04/06/2005	\$68,000
194	1700 NE 191ST ST 501	MIAMI	CONDOMINIUM	1	02/17/2005	\$68,000
195	122 NE 204TH ST 10	NORTH MIAMI BEACH	CONDOMINIUM	1	04/15/2005	\$68,000
196	52 NE 204TH ST 29	MIAMI	CONDOMINIUM	1	04/05/2005	\$68,500
197	20327 NE 2ND AVE 15	MIAMI	CONDOMINIUM	1	05/06/2005	\$68,900
198	6915 NW 5TH CT	MIAMI	SFR	3	12/12/2005	\$69,000
199	13961 NE 2ND AVE 6-2-2	MIAMI	CONDOMINIUM	1	11/30/2005	\$69,000
200	20230 NE 2ND AVE U18	MIAMI	CONDOMINIUM	1	08/31/2005	\$69,000



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#	Address	City	Land Use	Bed	Sale Date	Sale Price
201	20120 NE 2ND AVE W-4	MIAMI	CONDOMINIUM	1	05/20/2005	\$69,500
202	13500 NE 3RD CT 117	NORTH MIAMI	CONDOMINIUM	1	01/26/2005	\$69,500
203	3060 NW 44TH ST	MIAMI	SFR	6	04/07/2005	\$69,700
204	303 NE 187TH ST 704	MIAMI	CONDOMINIUM	1	07/11/2005	\$69,900
205	75 NE 202ND TER P-1	NORTH MIAMI BEACH	CONDOMINIUM	1	04/27/2005	\$69,900
206	20490 NW 7TH AVE 12	MIAMI	CONDOMINIUM	1	05/19/2005	\$70,000
207	2021 RUTLAND ST	OPA LOCKA	SFR	2	03/09/2005	\$70,000
208	5824 NW 21ST AVE	MIAMI	SFR	2	12/23/2005	\$70,000
209	7714 NW 14TH CT	MIAMI	SFR	1	01/03/2006	\$70,000
210	20500 NW 7TH AVE 4	MIAMI	CONDOMINIUM	1	05/19/2005	\$70,000
211	165 NE 203RD TER 20	MIAMI	CONDOMINIUM	1	07/29/2005	\$70,000
212	5930 NW 19TH AVE	MIAMI	SFR	3	06/20/2005	\$70,000
213	55 NW 204TH ST 17	MIAMI	CONDOMINIUM	1	09/22/2005	\$70,000
214	505 NW 177TH ST 241	MIAMI	CONDOMINIUM	1	12/01/2005	\$70,000
215	303 NE 187TH ST 710	MIAMI	CONDOMINIUM	2	03/17/2005	\$70,000

